

In Re: _____ Case No.: 19-20660
STEVEN BUZBY Chapter: 13
Judge: JNP

NOTICE OF PROPOSED PRIVATE SALE

Steven Buzby _____, Debtor _____, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: U.S. Post Office and Courthouse
401 Market Street, 2nd Floor
Camden, NJ 08101

If an objection is filed, a hearing will be held before the Honorable Judge Jerrold N. Poslusny, Jr. on December 22, 2020 at 11:00 a.m. at the United States Bankruptcy Court, courtroom no. 4C, 400 Cooper St., 4th Floor, Camden, NJ 08101. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 43 Beaver Drive, Barrington, NJ 08007

Proposed Purchaser: John R. Burkhardt

Sale price: \$209,000.00

Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Nick Alvini, Realtor

Amount to be paid: Realtor = 6% plus \$50.00 (to be split with buyers agent)

Services rendered: List, promote, show property and assist with sale of property

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Thomas G. Egner, Esquire, McDowell Law, PC

Address: 46 West Main Street, Maple Shade, NJ 08052

Telephone No.: 856-482-5544

In re:
Steven W. Buzby
Debtor(s)

Case No. 19-20660-JNP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin

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Date Rcvd: Nov 24, 2020

Form ID: pdf905

Total Noticed: 26

The following symbols are used throughout this certificate:

Symbol **Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
- ++ Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).
- # Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 26, 2020:

Recip ID	Recipient Name and Address
db	+ Steven W. Buzby, 43 Beaver Drive, Barrington, NJ 08007-1407
518268383	+ Borough of Barrington, Tax Office, 229 Trenton Ave, Barrington, NJ 08007-1144
518560102	CAMDEN COUNTY MUA, 1145 FERRY AVE., CAMDEN, NJ 08104
518557975	Camden County MUA, P.O Box 1105, Bellmawr, NJ 08099-5105
518520319	+ Cooperative Business Assistance Corporation, c/o Saldutti Law Group, 800 Kings Highway N., Suite 300, Cherry Hill, NJ 08034-1511
518268385	+ Cooperative Business Corp, 328 Market St., Camden, NJ 08102-1524
518268386	+ Ditech, Attn: Bankruptcy, Po Box 6172, Rapid City, SD 57709-6172
518393625	# Ditech Financial LLC, P.O. Box 12740, Tempe, AZ 85284-0046
518343103	+ Ditech Financial LLC, Kevin G. McDonald, Esquire, 216 Haddon Avenue, Ste. 406, Westmont, NJ 08108-2812
518268387	+ Equifax Information Services, PO Box 740241, Atlanta, GA 30374-0241
518268388	+ Experian, PO Box 4500, Allen, TX 75013-1311
518268390	#+ KML Law Group, PC, 216 Haddon Ave., Suite 406, Westmont, NJ 08108-2812
518657085	New Residential Mortgage LLC, P.O. Box 10826, Greenville, SC 29603-0826
518657086	New Residential Mortgage LLC, P.O. Box 10826, Greenville, SC 29603-0826, New Residential Mortgage LLC, P.O. Box 10826 Greenville, SC 29603-0826
518270514	+ Orion, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
518268391	+ State of New Jersey Division of Taxation, Bankruptcy Section, PO Box 245, Trenton, NJ 08695-0245
518268392	+ TFS Cust for FIG CAP INV NJ13, PO Box 54472, New Orleans, LA 70154-4472
518268393	+ TransUnion, PO Box 2000, Chester, PA 19016-2000

TOTAL: 18

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Nov 24 2020 21:21:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Nov 24 2020 21:20:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	+ Email/Text: GMFINANCIAL@EBN.PHINSOLUTIONS.COM	Nov 24 2020 21:20:00	Americredit Financial Services, Inc., d/b/a GM Fin, 4000 Embarcadero Dr., Arlington, TX 76014-4101
518294355	Email/Text: GMFINANCIAL@EBN.PHINSOLUTIONS.COM	Nov 24 2020 21:20:00	AmeriCredit Financial Services, Inc., dba GM Financial, P O Box 183853, Arlington, TX 76096
518268382	+ Email/Text: GMFINANCIAL@EBN.PHINSOLUTIONS.COM	Nov 24 2020 21:20:00	AmeriCredit/GM Financial, Attn: Bankruptcy, Po Box 183853, Arlington, TX 76096-3853
518268384	+ Email/PDF: AIS.cocard.ebn@americaninfosource.com	Nov 24 2020 22:28:47	Capital One, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
518268389	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Nov 24 2020 21:20:00	Internal Revenue Service, Centralized Insolvency Operation, PO Box 7346, Philadelphia, PA

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Form ID: pdf905

Total Noticed: 26

518394489

Email/Text: ar@figadvisors.com

19101-7346

Nov 24 2020 21:21:00

MTAG Custodian for FIG Capital Investments
NJ13, L, PO Box 54472, New Orleans Louisiana
70154-4472

TOTAL: 8

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr	*+	Cooperative Business Assistance Corp., c/o Saldutti Law Group, 800 Kings Highway N., Suite 300, Cherry Hill, NJ 08034-1511
518376846	*P++	AMERICREDIT FINANCIAL SERVICS DBA GM FINANCIAL, PO BOX 183853, ARLINGTON TX 76096-3853, address filed with court:, Americredit Financial Services, Inc., Dba GM Financial, P.O Box 183853, Arlington, TX 76096
518559146	*	Camden County MUA, PO Box 1105, Bellmawr, NJ 08099-5105

TOTAL: 0 Undeliverable, 3 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 26, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 24, 2020 at the address(es) listed below:

Name	Email Address
Aleisha Candace Jennings	on behalf of Creditor New Residential Mortgage LLC ajennings@rasflaw.com
Denise E. Carlon	on behalf of Creditor Ditech Financial LLC dcarlon@kmllawgroup.com bkgroup@kmllawgroup.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com
John R. Morton, Jr.	on behalf of Creditor Americredit Financial Services Inc., d/b/a GM Financial ecfmail@mortoncraig.com, mortoncraigecf@gmail.com
Kevin Gordon McDonald	on behalf of Creditor Ditech Financial LLC kmcdonald@kmllawgroup.com bkgroup@kmllawgroup.com
Phillip Andrew Raymond	on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing phillip.raymond@mccalla.com mccallaecf@ecf.courtdrive.com
Rebecca K. McDowell	on behalf of Creditor Cooperative Business Assistance Corp. rmcdowell@slgcollect.com
Thomas G. Egner	on behalf of Debtor Steven W. Buzby tegner@mcdowelllegal.com tcuccuni@mcdowelllegal.com;Lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;kbrocious@mcdowelllegal.com;djamison@mcdowelllegal.com;cgetz@mcdowelllegal.com;egnertr62202@notify.bestcase.com

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U.S. Trustee

USTPRegion03.NE.EDCF@usdoj.gov

TOTAL: 10